



Luann G. Welmer, Clerk-Treasurer

**REVISED  
CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, FEBRUARY 17, 2015  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_, 2015 AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2015." (Columbus Police Department-Body Cameras) Chief Rohde

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO. \_\_, 2015, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Rightway Fasteners, Inc.) Carl Malysz
- B. Reading of a Resolution entitled "RESOLUTION NO. \_\_, 2015, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (LifeDesigns-McKinley, LLC) Carl Malysz

- C. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_, 2015 AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2015." (Aviation Department Self-Fueling Needs) Jeff Logston
- D. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_, 2015 AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS BETWEEN FUNDS FOR THE BUDGET YEAR 2015." (Aviation General Fund to Aviation Self-Fueling Non-Reverting Fund) Jeff Logston
- E. First Reading of an Ordinance entitled "ORDINANCE NO. \_\_, 2015 AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2015." (Road Overlay and Reconstruction) Beth Fizel

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. The next regular meeting is scheduled for **Tuesday, March 3, 2015, 6:00 p.m. in City Hall.**
- C. Adjournment

**ORDINANCE NO. \_\_, 2015**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2015**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, the Mayor and the City Council feel it appropriate to address ongoing public safety needs by equipping the Columbus Police Department with body cameras; and

**WHEREAS**, it is necessary to appropriate additional funds from the General Fund in the maximum amount of \$70,000 for the equipment purchase; and

**WHEREAS**, there are additional funds in the amount of \$70,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of Seventy Thousand Dollars (\$70,000.00) shall be paid during the 2015 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purpose of purchasing body cameras for the Columbus Police Department.

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana

RESOLUTION NO. \_\_\_\_, 2015

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM

Rightway Fasteners, Inc.  
At 7945 South International Drive, Columbus, Indiana

*WHEREAS*, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 24-2007 by the Common Council on June 5, 2007, which remains in full force and effect; and

*WHEREAS*, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

*WHEREAS*, Rightway Fasteners, Inc. filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated January 15, 2015 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 6889 South International Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

*WHEREAS*, pursuant to INDIANA CODE 6-1.1-12.1-3, *et. seq.*, a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.



***NOW, THEREFORE, BE IT RESOLVED***, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Rightway Fasteners, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Rightway Fasteners, Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. **Rightway Fasteners, Inc.**'s project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4, *et. seq.* shall be allowed for 10 years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **Rightway Fasteners, Inc.**.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this \_\_\_\_ day of \_\_\_\_\_ 2015, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the  
Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_\_ 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_ 2015, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mayor of the City of  
Columbus, Indiana



# Rightway Fasteners, Inc.

7945 South International Drive  
Columbus, Indiana 47201

(812) 342-2700 Phone  
(812) 342-2720 Fax

January 13, 2015

The Honorable Kristen Brown  
Office of the Mayor  
City of Columbus  
123 Washington Street  
Columbus, IN 47201

Re: Tax Abatement Request  
Rightway Fasteners, Inc.

Dear Mayor Brown:

Rightway Fasteners, Inc., manufacturer of specialty fasteners primarily for the automotive industry, is planning the expansion of its office and factory.

As a result of this expansion, ten (10) jobs would be added.

We are requesting tax abatement on the real property improvements. A complete statement of benefits form is attached.

Rightway Fasteners, Inc., is located in a previously designated economic revitalization area.

Attached are : Application for Tax Abatement, Agreement of Corporation, Statement of Benefits form.

We will appreciate favorable action by Council on our request at the earliest convenient date. If you have any questions, please call Tamon Kakuma at 342-2700, ext 222.

Sincerely,

Tamon Kakuma  
Controller

Enclosures

CC : Judy J. Jackson, Community Development Director  
Timothy P. Coriden, City Attorney

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

DATE: 1/14/2015

Rightway Fasteners, Inc.  
(Company Name)

Satoshi Furuta  
Satoshi Furuta, President

Tamon Kakuma  
Tamon Kakuma, ~~Secretary~~  
Controller

STATE OF  
COUNTY OF

SS-

Before me, a Notary Public, in and for said County and State, personally appeared

Satoshi Furuta and Tamon Kakuma, the

President and ~~Secretary~~ Controller respectively of Rightway Fasteners, Inc. who  
acknowledged execution of the foregoing Agreement for and on behalf of

Rightway Fasteners, Inc. and who, having been duly sworn, stated that the  
representations therein contained are true,

Witness my hand and Notarial Seal on this, the 14<sup>th</sup> day of, January, 20 15

My Commission Expires:  
July 17, 2020

Christopher L. Sutton  
Signature: Notary Public

CHRISTOPHER L. SUTTON  
(Printed)

County of Residence:

Shelby

**CITY OF COLUMBUS, INDIANA**  
**APPLICATION FOR TAX ABATEMENT**  
**Within a Previously Designated Economic Revitalization Area**

1. Name of titled landowner.  
Rightway Fasteners, Inc.
2. Name of taxpayer seeking tax abatement.  
Rightway Fasteners, Inc.
3. Has above-named taxpayer previously received tax abatement from the City of Columbus? 5/22/91, 10/19/93, 8/21/95, 7/15/97, 2/17/98, 6/1/99, 4/4/00, 12/2/03, 1/20/04, 7/20/04, 8/6/04, 10/10/04, 5/3/05, 4/21/06, 11/7/07, 4/20/10, 4/5/11, 4/17/12, 6/4/2013, 11/19/2013, 9/23/2014
  - a. If yes, list date(s)
  - b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually? YES
  - c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)? YESIf your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4.
  - a. Legal description of titled property (attach if necessary)  
LOT 4F WOODSIDE SOUTH INDUSTRIAL PARK
  - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? YES
5. Commonly know address of property.  
7945 South International Dr, Columbus, IN 47201
6. Are all taxes current and paid with regard to said titled property?  
YES
7. Attach completed statement of benefits form. (Exhibit A)
8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.  
N/A
10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment? N/A

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2010	<u>\$262,386</u>	<u>\$199,389</u>
2011	<u>\$278,491</u>	<u>\$201,853</u>
2012	<u>\$250,572</u>	<u>\$168,228</u>
2013	<u>\$257,210</u>	<u>\$146,927</u>
2014	<u>\$273,184</u>	<u>\$148,712</u>

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. SEE ATTACHMENT C

13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

14. Ten (10) Full Time Jobs

15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

Three Hundred Fourteen (317) Full Time Jobs Retained

16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary. SEE ATTACHMENT D

17. What is your company's starting hourly wage? Does your company  
provide medical insurance? ☒ Yes ☐ No  
What is dollar value (per hour) of benefit package?

18. Has building permit been issued for construction of the real property for the improvement proposed? NO

19. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed? NO



20. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available). N/A

21. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name TAMON KAKUMA

Address 7945 South International Dr, Columbus, IN 47201

Telephone number (812) 342-2700 EXT 222 \_\_\_ Fax number (812) 342-2720

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Tamon Kakuma

(Printed) Tamon Kakuma

(Title) Controller

Date 1/14/2015

Taxapp96/ep



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form: 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer <b>RIGHTWAY FASTENERS, INC.</b>			
Address of taxpayer (number and street, city, state, and ZIP code) <b>7945 SOUTH INTERNATIONAL DRIVE, COLUMBUS, IN 47201</b>			
Name of contact person <b>TAMON KAKUMA</b>		Telephone number <b>(812) 342-2700</b>	E-mail address <b>KAKUMAT@RFIUSA.COM</b>
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body <b>COMMON COUNCIL OF THE CITY OF COLUMBUS</b>		Resolution number	
Location of property <b>7945 S. INTERNATIONAL DR</b>		County <b>BARTHOLOMEW</b>	DLGF taxing district number <b>03021</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)		Estimated start date (month, day, year) <b>06/01/2015</b>	
		Estimated completion date (month, day, year) <b>02/01/2016</b>	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number <b>317.00</b>	Salaries <b>\$12,100,000.00</b>	Number retained <b>317.00</b>	Salaries <b>\$12,100,000.00</b>
		Number additional <b>10.00</b>	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
		REAL ESTATE IMPROVEMENTS	
		COST	ASSESSED VALUE
Current values			<b>9,732,300.00</b>
Plus estimated values of proposed project			<b>2,000,000.00</b>
Less values of any property being replaced			
Net estimated values upon completion of project			<b>11,732,300.00</b>
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____	
Other benefits <b>CONSTRUCTION OF 35,000 SQUARE FT. FACTORY AND OFFICE EXPANSION</b>			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <b>Tamon Kakuma</b>		Date signed (month, day, year) <b>Jan, 14, 2015</b>	
Printed name of authorized representative <b>Tamon Kakuma</b>		Title <b>Controller</b>	

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number ( )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage
  - (4) The infrastructure requirements for the taxpayer's investment
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013 remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



# Rightway Fasteners, Inc.

7945 South International Drive  
Columbus, Indiana 47201

(812) 342-2700 Phone  
(812) 342-2720 Fax

## ATTACHMENT C

### ATTACHMENT TO FORM SB-1, STATEMENT OF BENEFITS- PLANNED NEW EQUIPMENT PURCHASE

A growing demand for Rightway Fasteners, Inc., products dictates that we expand the office and factory to meet the increased production volume.

We will need to expand the existing office and factory by 35,000 square ft.

The expected investment in the expansion is .

RFI estimates a requirement for 10 additional employees during the next year as a result of the expansion. Annual wages for these new positions will be approximately  
not including overtime or benefits.



# Rightway Fasteners, Inc.

7945 South International Drive  
Columbus, Indiana 47201

(812) 342-2700 Phone  
(812) 342-2720 Fax

## ATTACHMENT D

JOB TITLE	FULL TIME / PART TIME	# OF NEW JOBS	HOURLY WAGE	ANNUAL SALARY
TEAM MEMBER	FULL TIME	10		

RESOLUTION NO. \_\_\_\_\_, 2015

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON LIFEDESIGNS-MCKINLEY, LLC.**

**AT HPI/McKinley Ave (Q/359C) - Lot 5**

**HPI/McKinley Ave (Q/359C) - Lot 6**

**HPI/McKinley Ave (Q/359C) - Block B**

**WHEREAS**, the city of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

**WHEREAS**, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

**WHEREAS**, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

**WHEREAS**, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

**WHEREAS**, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a **lack of development**, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

**WHEREAS**, LifeDesigns-McKinley, LLC will acquire vacant, undeveloped real estate shown on Exhibit "A" and intend to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

**WHEREAS**, the said site is zoned as RS-3 (Residential Single Family) according to an official zoning map of the city of Columbus, State of Indiana which permits the development of the proposed facilities by right; and

**WHEREAS**, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the facility is a multifamily facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals, and LifeDesigns – McKinley, LLC has stated it will restrict occupancy to 100% low to moderate persons.



**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_\_ day of \_\_\_\_\_, 2015, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

Resolution No. \_\_, 2015  
Page Three

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_, 2015, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## Exhibit A

### Legal Description of LifeDesigns-McKinley, LLC Property

HPI/McKinley Ave (Q/359C) - Lot 5 - Parcel Number: 03-96-29-210-001.505-00539°North- 855.GIS.3939

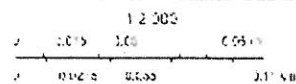
HPI/McKinley Ave (Q/359C) - Lot 6 - Parcel Number: 03-96-29-210-001.506-00539°North- 855.GIS.3939

HPI/McKinley Ave (Q/359C) - Block B - Parcel Number: 03-96-29-210-001.507-00539°North- 855.GIS.3939

### McKinley Ct, Columbus, IN



Aug 13, 2014



# LIFEDesigns

200 E Winslow Rd • Bloomington, IN 47401  
P (800) 875-9615 • F (812) 332-1186

January 5, 2015

The Honorable Kristen S. Brown  
Office of the Mayor  
123 Washington Street  
Columbus, IN 47201

Re: Economic Revitalization Area Designation and Tax Abatement for Real Property  
LifeDesigns, Inc.

Dear Mayor Brown:

LifeDesigns, Inc. (via LifeDesigns-McKinley, LLC, a to-be-formed entity) will acquire vacant land on McKinley Court and undertake infill new construction of residential supported living facilities for people with developmental or physical disabilities. Supported living enables people with disabilities to live where and with whom they want, for as long as they want, with the ongoing support needed to sustain that choice. Plans for LIFEDesigns at McKinley - Phase I include the investment of \$797,700 in real property improvement.

As a result of this undertaking, five full-time and one part-time jobs will be added by August 2016.

We are requesting designation of the property located at Lot 5, Lot 6, and Block B, McKinley Ct, Columbus, IN 47201 as an economic revitalization area, and we are requesting tax abatement on the building improvements.

Attached hereto are; Application for Designation of ERA and Real Property Tax Abatement, Agreement of Cooperation, and Statement of Benefits form (SB-1).

We request that you place this item on the Council Agenda at the earliest convenient date. If you have any questions, please contact our Consultant, Sheryl Sharpe of Milestone Ventures, Inc. at 317-826-3488 x 103 or [sheryl@milestoneventuresinc.com](mailto:sheryl@milestoneventuresinc.com).

Sincerely,



Susan Rinne  
Chief Executive Officer



CITY OF COLUMBUS, INDIANA  
APPLICATION FOR  
DESIGNATION OF ECONOMIC REVITALIZATION AREA  
AND REAL PROPERTY TAX ABATEMENT

*1. Name of titled landowner.*

Housing Partnerships, Inc.

*2. Name of taxpayer seeking abatement.*

LifeDesigns, Inc.

Note: Request is made by on behalf of LifeDesigns-McKinley, LLC, a to-be-formed entity which will acquire and develop the site. LifeDesigns, Inc. will be the sole member of LifeDesigns-McKinley, LLC.

*3. Has above-named taxpayer previously received tax abatement from City of Columbus?*

No

*a. If yes, list dates:*

N/A

*b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?*

N/A

*c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)?*

N/A

*d. If above answer is "no", please contact the Department of Community Development at 812-376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.*

N/A

*4. Legal description of titled property.*

HPI/McKinley Ave (Q/359C) – Lot 5  
HPI/McKinley Ave (Q/359C) – Lot 6  
HPI/McKinley Ave (Q/359C) – Block B

*5. Commonly known address of property.*

Lot 5, Lot 6, and Block B McKinley Court  
Columbus, IN 47201

6. *Are all taxes current and paid with regard to said titled property?*

No. Housing Partnerships, Inc. has been involved in a legal dispute regarding the tax exemption status of properties it owns in Columbus since 2006. On properties previously granted property tax exemption, no tax payments have been made during the appeals process, which is ongoing. On December 5, 2014, Housing Partnerships, Inc. petitioned the Indiana Supreme Court to hear its case. The hearing date has not been set, but is expected to be in the first half of 2015. The Bartholomew County Treasurer's office calculates a balance due of \$6,944.88 on the three parcels, including penalties and fees.

7. *Attached completed Statement of Benefits form. (Exhibit A)*

Attached.

8. *Attach executed agreement (Agreement of Cooperation) that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)*

Attached.

9. *If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.*

N/A

10. *If company has merged with a different company or is associated with a different corporate company, please give that (other) company's name.*

On January 1, 2012, LifeDesigns, Inc. was formed through the merger of Options For Better Living, Inc. and Christole, Inc., two long-standing not-for-profit agencies. LifeDesigns is an innovative not-for-profit service provider creating opportunities for people with disabilities to learn, work, contribute, and thrive.

11. *Attach a map and/or plat describing the area for which the economic revitalization area designation is being requested. (Exhibit C)*

Attached.

12. *List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.*

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2010	\$0.00	\$0.00
2011	\$0.00	\$0.00
2012	\$0.00	\$0.00
2013	\$0.00	\$0.00
2014	\$0.00	\$0.00



*13. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing or research and development equipment). Include information about physical improvements to be made or the new manufacturing or research and development equipment to be installed, and estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business.*

LifeDesigns, Inc. (via LifeDesigns-McKinley, LLC, a to-be-formed entity) will acquire land on McKinley Court and undertake infill new construction of residential supported living facilities for people with developmental or physical disabilities. Supported living enables people with disabilities to live where and with whom they want, for as long as they want, with the ongoing support needed to sustain that choice.

The development is proposed to be completed in two phases. During Phase I, two homes will be built on Block B (27,742 s.f. / 0.6360 acres). For a subsequent Phase II, Lot 5 (6,353 s.f. / 0.1458 acres) and Lot 6 (7,284 s.f. / 0.1672 acres) will be combined into a single lot for the construction of one additional home. Phase I construction cost is estimated to be

Each building will have the exterior appearance of a single-family home to ensure aesthetic consistency with the surrounding neighborhood. Internally, each building will be split into two separate common kitchen and living areas, and each resident will have a private bedroom and bathroom off of one of the common living areas.

Occupancy will be 100% restricted to low- and moderate-income persons. In Phase I, one supported living facility will provide housing for six residents and the other will house four persons. The Phase II home will supply housing for an additional six residents.

LifeDesigns' is designated by the IRS as a 501(c)(3) not-for-profit agency, and its charitable purposes include the fostering of affordable and/or low-income housing for the benefit of persons it serves. Thus, LifeDesigns does intend to request full property tax exemption. However, due to the timing of an exemption request being after construction is completed versus an abatement request which must be made prior to construction, approval for abatement is being requested upfront should the full exemption subsequently be denied. Because the resulting development is considered multi-family residential for tax abatement purposes, only real property tax abatement (and not personal property tax abatement) is being sought.

Real property tax abatement of 100% for each of 10 years is requested. The property's financial projections demonstrate the crucial impact tax abatement/exemption will have on operations. (Exhibit D) Without the City's assistance, the affordable housing development would be able to support very little in conventional debt, which would result in less resources available for the new construction activity.

*14. Estimate of the number of full and part-time permanent jobs to be created by the project within one (1) year.*

Phase I will create 5 full-time positions providing 24/7 supported living services. Additionally, it will generate one part-time property management position.

*15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.*

N/A – The site is currently vacant land.

*16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each.*

Phase I will create the following positions:

- Four direct support professionals, earning \_\_\_\_\_ per hour depending on education and experience

Annually:

- One team manager, earning \_\_\_\_\_ per hour depending on education and experience

Annually:

- One 0.25 FTE property manager, earning \_\_\_\_\_ per hour depending on education and experience

Annually: \_\_\_\_\_ derived from hours at property

*17. What is your company's starting hourly wage?* Per above.

*Does your company provide medical insurance?* Yes.

*What is the dollar value (per hour) of the benefit package?*

- Health insurance \_\_\_\_\_ annually.
- Retirement \_\_\_\_\_ of salary for 401K.
- Other: Life insurance and PTO.

*18. Has a building permit been issued for construction of the real property for the improvement proposed?*

No. LifeDesigns will be applying for grant funding for the development. If funding is secured by September 2015, construction is projected to begin in approximately December 2015 and be completed in or around August 2016.

*19. Has new manufacturing or research and development equipment been purchased, leased, or installed?*

N/A – Personal property tax abatement is not being requested.

*20. List model numbers or attach purchase orders of the new manufacturing or research and development equipment to be purchased (if available).*

N/A – Personal property tax abatement is not being requested.

*21. Name, address, and telephone number of contact person regarding notice of Council meetings and meetings concerning the petition.*

*Name:* Susan Rinne, CEO, LifeDesigns, Inc.

*Address:* 200 East Winslow Drive, Bloomington, IN 47401

*Telephone Number:* (800) 875-9615

*Email:* srinne@lifedesignsinc.org

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

A handwritten signature in cursive script, appearing to read "Susan Rinne", is written over a horizontal line.

Susan Rinne, CEO, LifeDesigns, Inc.

January 5, 2015

Exhibit A



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer LifeDesigns, Inc. (Request is on behalf of LifeDesigns-McKinley, LLC, a to-be-formed entity.)					
Address of taxpayer (number and street, city, state, and ZIP code) 200 East Winslow Drive, Bloomington, IN 47401					
Name of contact person Susan Rinne, CEO		Telephone number ( 800 ) 875-9615		E-mail address srinne@lifedesignsinc.org	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City of Columbus		Resolution number			
Location of property Lot 5, Lot 6, and Block B, McKinley Ct, Columbus, 47201		County Bartholomew		DLGF taxing district number 03-005	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The project involves the new construction of multifamily residential facilities for people with developmental or physical disabilities, and 100% of the residential units will be available for use by low- and moderate-income individuals.		Estimated start date (month, day, year) 12/01/2015		Estimated completion date (month, day, year) 08/31/2016	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 5.25	Salaries
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values				36,500.00	
Plus estimated values of proposed project				263,524.00	
Less values of any property being replaced				0.00	
Net estimated values upon completion of project				300,024.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Susan Rinne</i>				Date signed (month, day, year) 1/5/2015	
Printed name of authorized representative Susan Rinne				Title CEO	

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number ( )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit B

# AGREEMENT OF COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

LifeDesigns, Inc.

DATE: 1-6-15

Brian O'Neill

Brian O'Neill, Chair

Becky Wann

Becky Wann, Treasurer

SS-

STATE OF INDIANA  
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, personally appeared Brian O'Neill and Becky Wann the President and Treasurer respectively of LifeDesigns, Inc., who acknowledged execution of the foregoing Agreement for and on behalf of LifeDesigns, Inc. and the to-be-formed LifeDesigns-McKinley, LLC, and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 6<sup>th</sup> day of January, 2015.

My Commission Expires:

May 9, 2016

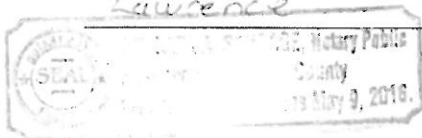
Barbara A. Sandage

Signature: Notary Public

County of Residence

Lawrence

Barbara A. Sandage  
(Printed)





LIFEDesigns at McKinley, McKinley Court, Columbus, IN  
Location Maps and Site Photos



**LIFEDesigns at McKinley – Phase I Site (Looking South)**



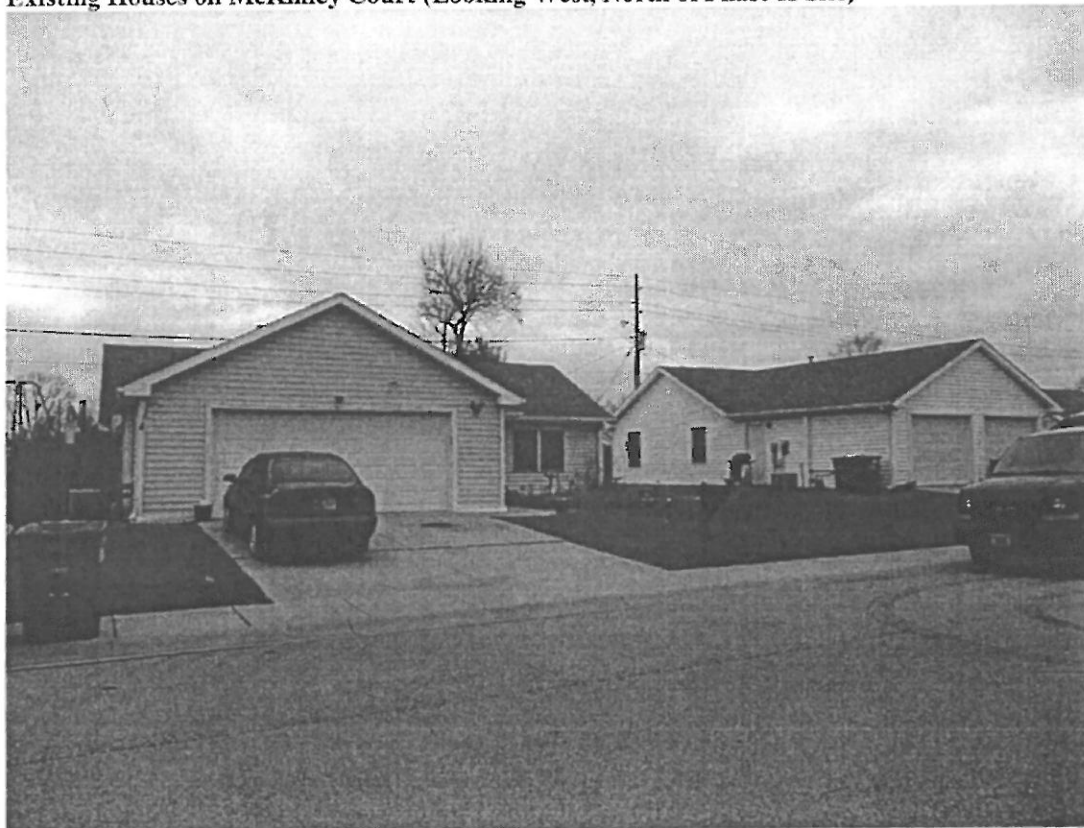
**LIFEDesigns at McKinley – Phase I Site (Looking Southwest)**



**LIFEDesigns at McKinley – Phase II Site (Looking Northwest)**



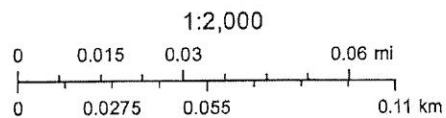
**Existing Houses on McKinley Court (Looking West, North of Phase II Site)**



McKinley Ct, Columbus, IN



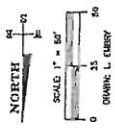
August 19, 2014



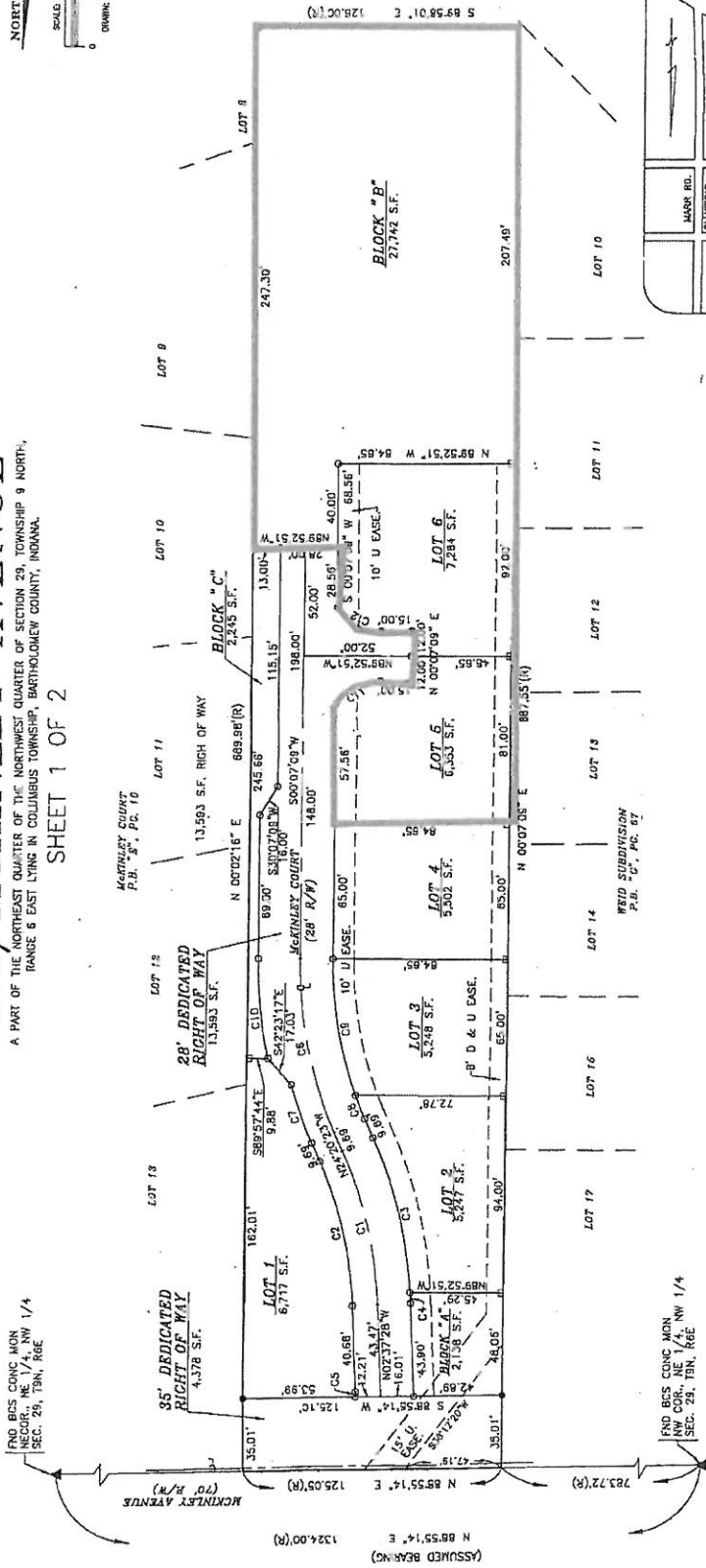
# HPI/MCKINLEY AVENUE

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH,  
RANGE 8 EAST LYING IN COLUMBIUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.

SHEET 1 OF 2



FND BCS CONC MON  
NE COR. NE 1/4, NW 1/4  
SEC. 29, T9N, R8E



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	75.80	200.00	38.36	75.35	S17°20'56\"E	21°42'55\"
C2	71.25	180.00	36.06	70.83	S13°20'56\"E	21°42'55\"
C3	76.75	216.00	38.78	76.35	S14°09'37\"E	20°21'32\"
C4	5.11	216.00	2.56	5.11	S03°18'09\"E	01°21'23\"
C5	24.77	150.00	1.24	24.7	S02°05'05\"W	09°27'07\"
C6	85.38	200.00	43.35	84.73	N12°06'37\"W	24°27'32\"
C7	29.46	212.00	14.76	29.44	N28°21'29\"W	07°57'48\"
C8	12.12	184.00	6.06	12.11	N22°27'12\"W	03°46'23\"
C9	66.43	184.00	33.58	66.07	N10°13'24\"W	20°41'13\"
C10	48.02	220.00	24.11	47.93	N05°08'04\"W	12°30'26\"
C11	24.94	25.00	13.61	23.91	N61°32'56\"E	57°08'24\"
C12	24.93	25.00	13.61	23.91	N61°18'39\"W	57°08'24\"

ACREAGE TABLE	
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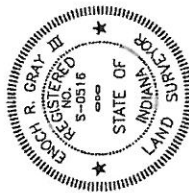
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH,  
RANGE 6 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.

PROPERTY DESCRIPTION

(INSTRUMENT 195-2924)  
 PART OF THE NORTHWEST QUARTER OF  
 SECTION 29, TOWNSHIP 9 NORTH, RANGE 5 EAST, DESCRIBED AS  
 COMMENCING ON THE NORTH LINE OF OHIO STREET, WHEN EXTENDED  
 AT A POINT 1205 FEET EAST OF THE EAST LINE OF HUGHES  
 SECOND EAST SIDE ADDITION TO THE TOWN OF EAST COLUMBIA; THENCE  
 SOUTH 12 DEGREES 15 MINUTES WEST 126 FEET TO THE NORTH  
 LINE OF OHIO STREET, THENCE SOUTH ALONG THE NORTH  
 LINE OF OHIO STREET, WHEN EXTENDED EAST, THENCE WEST 126 FEET TO  
 THE NORTH LINE OF OHIO STREET, THENCE SOUTH TO THE NORTH LINE  
 OF OHIO STREET, WHEN EXTENDED EAST, THENCE WEST 126 FEET TO  
 THE NORTH LINE OF OHIO STREET, CONTAINING TWO (2) ACRES SITUATE IN  
 PART OF OHIO COUNTY, INDIANA.

I, ENOCH S. GRAY, II, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, IN THE YEAR 2002; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE PLAT ARE SECOND, THIRD, OR SUBSEQUENT REVISIONS OF THE PLAT ARE 50 PERCENT OF THE TOTAL AREA OF THE LAND CONTAINED IN THE PLAT ARE TO BE INSTALLED. I MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF ASSESSMENTS.

ENOCII R. GRAY III DATE 5.12.90



IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12 (RULE 12), A BOUNDARY SURVEY AND REPCORT WAS PERFORMED IN A PREVIOUS SURVEY RECORDED IN PLAT BOOK "D", PAGE 174C.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, HOUSING PARTNERSHIPS, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAY OUT, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "TIP/MCKINLEY AVENUE," CONSISTING OF 6 LOTS NUMBERED LOT 1-6 AND 3 BLOCKS NUMBERED BLOCKS "A", "B" AND "C", CONTAINING 1.98 ACRES.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE COLUMBUS, INDIANA, ZONING ORDINANCE OF CURRENT ADOPTION.

THE PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED FOR THE PURPOSES DESIGNATED HEREON.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAN AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. ALL GRADES SHALL BE MAINTAINED AS CONSTRUCTED. ADDITIONAL CUT AND FILL WORK WITHIN DRAINAGE EASEMENT AREAS IS PROHIBITED UNLESS AUTHORIZED BY THE ENGINEERING DEPARTMENT.

MAINTENANCE OF BLOCKS "A", "B", AND "C" AS SHOWN ON THE FACE OF THE PLAT SHALL BE BY THE OWNER AND DEVELOPER, HOUSING PARTNERSHIPS, INC., UNTIL SUCH TIME OWNERSHIP IS TRANSFERRED AS DESCRIBED IN "MCKINLEY COURT RESTRICTIVE COVENANTS" (SECTION 13) RECORDED WITH THIS PLAT.

WITNESS OUR HAND AND SEAL THIS 13 DAY OF August, 2002.

Mark Lindenberg  
MARK LINDBENBERG, PRESIDENT

Terry Shaw  
TERRY SHAW, CHAIRMAN OF THE BOARD

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MARK C. UDELMAN—PRESIDENT AND TERRY SWAY, CHAIRMAN OF THE BOARD, WHO ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

13 DAY OF August 2002

Cornelia L. Munn  
Bartholomew  
COUNTY OF RESIDENCE  
NOTARY PUBLIC

1-8-2007



THIS PLAT RECEIVED PRIMARY APPROVAL FROM THE COLUMBUS CITY PLAN COMMISSION  
AT A MEETING HELD DEC 21N 1975 5:1001

SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED  
SECONDARY APPROVAL.

APPROVED BY THE PLANNING DEPARTMENT

*August 21* *no 12-*

ROGER HUNT, PLANNING DIRECTOR

VOID UNLESS RECORDED BY August 21 2003

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF COLUMBUS, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAN ARE HEREBY APPROVED AND ACCEPTED THIS 20TH DAY OF AUGUST 2002.

Fred L. Armstrong, Chairman  
Fred L. Armstrong, Chairman  
John Jackson, Member

WILLIAM P. RUSSELL, MEMBER

ATTEST: JOHN M. BAUGHS  
CLERK TREASURER

AUDITOR CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY, THIS 22<sup>nd</sup> DAY OF August, 2002.

*Vernon Jewell*  
VERNON JEWELL, BARTHSBOWEN COUNTY AUDITOR

RECORDING CERTIFICATE

IN PLAY BOOK Q PAGE 359 C THIS 22<sup>ND</sup> DAY OF October 2002

AT 2:05 O'CLOCK P.M. # 2002-129 B9 # 23.00

SUBJECT NO. SEE PAGE

BRISOL VA C. MORGAN, BATHING OWEN COUNTY RECORDER



**E.R. GRAY  
& ASSOCIATES**  
PROFESSIONAL LAND SURVEYING  
AND CONSULTING

**E.R. GRAY III, L.S.**  
PRESIDENT

P.O. BOX 1297  
CONSUMERS, INDIANA 47001  
IND. 861-32-129A TN 615-277-3175



ESTIMATED VALUE OF TAX ABATEMENT

LIFEDESIGNS AT MCKINLEY, COLUMBUS

YEAR	ESTIMATED TAX LIABILITY	ABATEMENT %	ESTIMATED VALUE OF ABATEMENT	ESTIMATED TAXES TO BE PAID
1	\$6,000	100%	\$6,000	\$0
2	\$6,180	100%	\$6,180	\$0
3	\$6,365	100%	\$6,365	\$0
4	\$6,556	100%	\$6,556	\$0
5	\$6,753	100%	\$6,753	\$0
6	\$6,956	100%	\$6,956	\$0
7	\$7,164	100%	\$7,164	\$0
8	\$7,379	100%	\$7,379	\$0
9	\$7,601	100%	\$7,601	\$0
10	\$7,829	100%	\$7,829	\$0
TOTAL	\$68,783		\$68,783	\$0

**ORDINANCE NO. \_\_, 2015**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2015**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is necessary to appropriate funds from the Aviation General Fund in the maximum amount of \$100,000 to address certain self-fueling funding needs within the Department of Aviation and their Non-Reverting Fund for the calendar year 2015; and

**WHEREAS**, there are additional funds in the amount of \$100,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of One Hundred Thousand Dollars (\$100,000.00) shall be paid during the 2015 budget year and the same is hereby appropriated and ordered to be paid from the Aviation General Fund for the City of Columbus, Indiana and for the purposes of funding self-fueling needs within the Department of Aviation.

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana



**ORDINANCE NO. \_\_, 2015**

**AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS  
BETWEEN FUNDS FOR THE BUDGET YEAR 2015**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is desire of the Mayor to address certain self-fueling funding needs within the Department of Aviation and their Non-Reverting Fund for the calendar year 2015 which requires transfer of funds from certain funds to other funds; and

**WHEREAS**, as part of an additional appropriation during the calendar year 2015, appropriations were approved from the Aviation General Fund to cover all approved appropriations from the Aviation Self-Fueling Non-Reverting Fund; and

**WHEREAS**, it has been shown that certain existing appropriations have balances which will be available for transferring as follows:

FROM:	Aviation General Fund, 200
TO:	Aviation Self-Fueling Non-Reverting Fund, 200
SUM:	\$80,000

FROM:	Aviation General Fund, 300
TO:	Aviation Self-Fueling Non-Reverting Fund, 300
SUM:	\$20,000

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that a transfer of an appropriation from the Aviation General Fund, Supplies category to the Aviation Self-Fueling Non-Reverting Fund, Supplies category in the amount of \$80,000 for the calendar year 2015 is hereby authorized.

**BE IT FURTHER ORDAINED**, that a transfer of an appropriation from the Aviation General Fund, Other Services and Charges category to the Aviation Self-Fueling Non-Reverting Fund, Other Services and Charges category in the amount of \$20,000 for the calendar year 2015 is hereby authorized.

**BE IT FURTHER ORDAINED**, that the above transfers shall be effective immediately upon passage of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this transfer of funds.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana

**ORDINANCE NO. \_\_, 2015**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2015**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is desire of the City to address the condition of certain roads within the City of Columbus; and

**WHEREAS**, it is necessary to appropriate additional funds from the General Fund in the amount of \$5,000,000 for the cost of repairing certain roads within the City of Columbus; and

**WHEREAS**, there are additional funds in the amount of \$5,000,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of Five Million Dollars (\$5,000,000.00) shall be paid during the 2015 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of repairing certain roads within the City of Columbus.

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana